



Hornbeam Close, Ruskington
£239,950



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- Semi-Detached House
- Three Bedrooms
- Popular Estate Location
- Single Detached Garage

- Immaculately Presented
- Countryside Views to Rear
- Freehold
- EPC rating B
- Current Council Tax Band: B



This immaculately presented Three Bedroom Semi-Detached Home enjoys countryside views to the rear and located on a popular residential estate within close walking distance to the centre of Ruskington Village. With the added benefit of a Detached Single Garage and underfloor heating on the ground floor, internally the property comprises; Entrance Hall, Lounge, Kitchen Diner, Cloakroom, Three Bedrooms and Family Bathroom. An early viewing is highly recommended to fully appreciate the location, standard and size of property on offer.

Entrance Hall

With part glazed Entrance door, access to Lounge and Kitchen Diner

Lounge

3.77m x 4.71m (12'5" x 15'6")

With Bi Fold doors to rear garden, bay window to side aspect, stairs leading to 1st floor, TV and BT point.

Kitchen Diner

3m x 4.71m (9'10" x 15'6")

With a range of base and eye level units with work surface over, one and a half composite sink with mixer tap and drainer, integrated fridge freezer, integrated dishwasher, integrated washing machine, four ring gas hob with extractor hood oven, integrated oven, storage cupboard under stairs, windows to front and side aspect.

Cloakroom

With hand wash basin and low level wc.



Landing

With stairs taken from Ground Floor, access to loft space and radiator.

Bedroom One

3.17m x 3.65m (10'5" x 12'0")

With door through to separate dressing room (plumbing to be converted to an en suite) window to front aspect and radiator.

Bedroom Two

2.93m x 2.71m (9'7" x 8'11")

With built in wardrobes, window to rear aspect and radiator.

Bedroom Three

2.93m x 1.9m (9'7" x 6'2")

With window to rear aspect and radiator.

Bathroom

Three piece suite comprising of p shaped bath with mains fed shower over, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.

Garage

With up and over garage door, personnel door to rear garden, electric and lighting.

Outside

The front of the property offers ample parking on the block paved driveway, with side access to rear, further area laid to lawn with outside tap.

The rear garden is well presented offering a generous sized patio area, further laid to lawn with timber fence surround.



Agents Note

These are draft particulars awaiting vendor approval.

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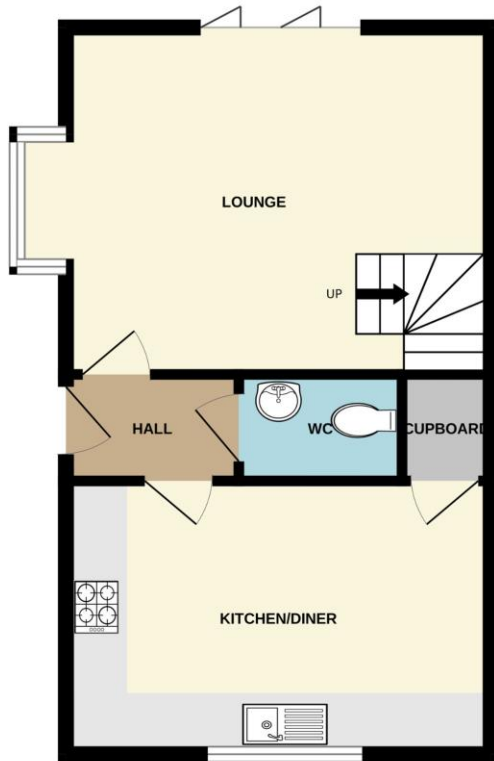
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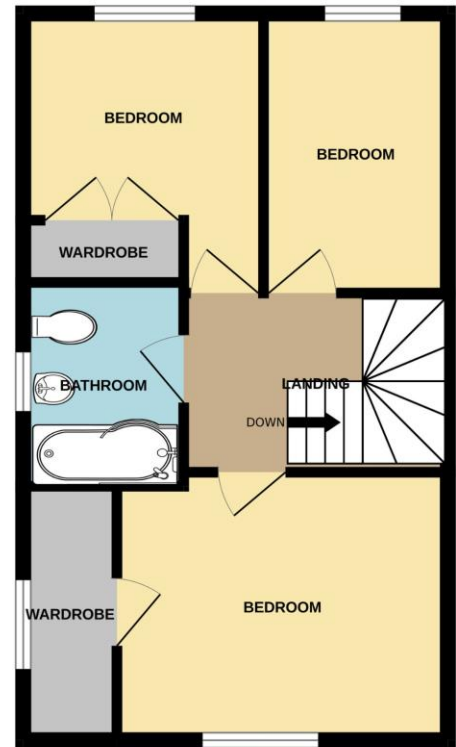


Floorplan

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



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TOTAL FLOOR AREA: 853 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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